

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF PASADENA CONSTRUCTION CO., INC.
DISPOSITION PARCEL A-5
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Richard P. Cruz, President of the Pasadena Construction Co., Inc., has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel A-5 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Pasadena Construction Co., Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel A-5 in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel A-5 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

WASHINGTON PARK R-24

Disposition Parcel A-5

32 Dale St., Roxbury

35,980 square feet.



December 3, 1981

MEMORANDUM

4143

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL A-5
WASHINGTON PARK URBAN RENEWAL PROJECT, MASS. R-24

Disposition Parcel A-5, consisting of approximately 36,000 square feet of vacant land, is located at 32 Dale Street in the Washington Park Urban Renewal Area.

Richard Cruz, President of Pasadena Construction Company, Inc., has written the Authority requesting that Pasadena Construction Company be designated Tentative Redeveloper for Disposition Parcel A-5.

The proposal for this Parcel calls for 22 units of low and moderate income housing or elderly housing with Massachusetts Housing Finance Agency financing. This three-story wood frame structure will also feature 22 parking spaces at a total cost of approximately \$900,000. Richard H. Walwood Associates has been selected as the architectural firm for this housing proposal.

Richard Cruz held a public meeting on June 23, 1981, resulting in strong support from the community for his proposal.

It is, therefore, recommended that the Authority designate Pasadena Construction Company, Inc., as Tentative Redeveloper of Disposition Parcel A-5 in the Washington Park Urban Renewal Area.

An appropriate resolution is attached.